



House - Semi-Detached (EPC Rating: C)

**24 WHITE HOUSE DRIVE, KINGSTONE,
HEREFORD, HR2 9ER**

£1,250 Per Calendar Month



4 Bedroom House - Semi-Detached located in Hereford

| Three / Four Bedrooms | Bathroom | Living Room | Downstairs WC | Kitchen / Breakfast Room | Dining Room | Family Room / Bedroom 4 | Utility | Available For Immediate Occupation Subject To Referencing And Landlords Consent | EPC Rating C |

Side Entrance Porch

With double glazed doors through to the

Reception Hall

With tiled floor, radiator, stairs to the first floor and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin, tiled floor and wall surround, radiator, double glazed window.

Lounge

With wood strip flooring, radiator, corner store cupboard, double glazed bay window to the front aspect, understairs store cupboard and decorative wall.

Kitchen

with extensive range of wall and base cupboards, ample work surfaces with splashbacks, 1 1/2 bowl sink unit with mixer tap, built-in double oven and 4 ring gas hob with splash back and cooker hood over, recessed spotlighting, radiator, breakfast bar, built-in dishwasher, space for upright fridge/freezer, recessed spotlighting, tiled floor and open plan access through to

Dining Room

With tiled floor, radiator, 2 Velux roof lights, double glazed window to the rear, double glazed double doors to the rear garden and door to the

Family Room / Bedroom 4

Originally the garage the room has double glazed window and door to the rear aspect, recessed spotlighting, 2 large Velux roof lights, power and light points and door to the

Utility Room

With a wash basin with storage below, space and plumbing for washing machine and tumble dryer, recessed spotlighting, high level window extractor fan.

First Floor Landing

With fitted carpet, radiator, access hatch to loft space, and door to

Bedroom 1

With fitted carpet, radiator, large built-in wardrobe with mirrored sliding doors and store/airing cupboard to the side, double glazed window to the rear enjoying a pleasant outlook across the garden and playing fields beyond.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

With suite comprising bath with shower unit over and glazed screen, pedestal wash hand basin, low flush WC, recessed spotlighting, extractor fan, double glazed window, tiled wall surround, shaver socket and ladder style towel rail/radiator.

Outside

To the front of the property there is a lawned garden with driveway to the side providing ample off-road parking. To the immediate rear is a decked area which leads on to the remainder of the garden which is mainly laid to lawn, enclosed by fencing for privacy and with further paved patio area providing the perfect entertaining space.

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road. Turn right for Clehonger and follow the signpost to Kingstone, on entering the village of Kingstone, turn left, proceed through the village and then White House Drive is on your right hand side before reaching the church.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £37,500. Should a guarantor be required to support an application, an income of £45,000 would be required.

Services And Expenditure

Services

Mains electricity, drainage and water. Mains gas central heating.

Hereford County Council

Tax - Band C

Broadband Connectivity Guide For The Postcode Area - Source - Ofcom

900Mbps Download. 900Mbps Upload - Ultrafast

Mobile Phone Coverage Guide For The Postcode Area - Source Ofcom
EE - Good outdoor and in home. 74% are able to make a video call /stream.

Three - Variable outdoor. 74% are able to make a video call /stream.

O2 -

Vodafone -

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the



asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.

Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

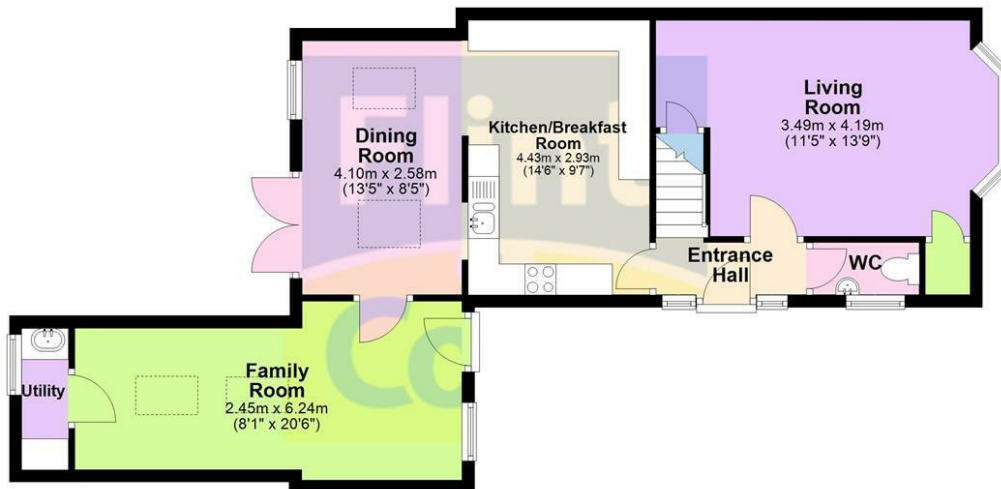
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.



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HEREFORDSHIRE, HR4 9AP

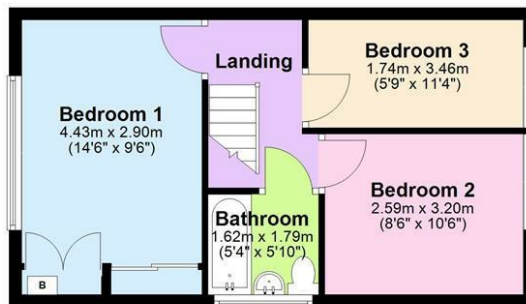
Ground Floor

Approx. 65.1 sq. metres (701.1 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)

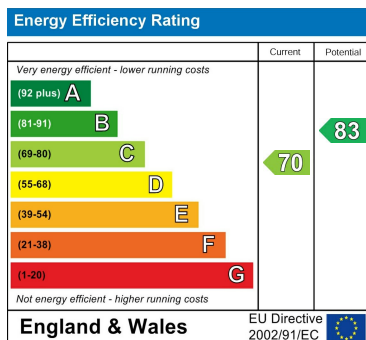


Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

